FILE

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
1650 Arch Street
Philadelphia, Pennsylvania 19103-2029

Mitch Cron, RPM

September 8, 2006

[redacted]

RE: BALLY BROOK INDUSTRIAL PARK

Dear Mr. Zook,

The United States Environmental Protection Agency (EPA) is overseeing the cleanup of the Bally Ground Water Contamination Superfund Site. The cleanup of the Bally Site is focused on the plume of contaminated ground water that originated from the former Bally Engineered Structures manufacturing facility. The current Bally Brook Industrial Park is located in what was once the Bally Engineered Structures facility. The ground water plume that originated from the former facility is contaminated with trichloroethylene (TCE), as well as other Site-related chemicals. American Household Inc. (AHI), as successor in interest to Sunbeam-Oster Corporation, is the party currently cleaning up the Bally Site, in accordance with a legal agreement with EPA.

As part of the ongoing cleanup, EPA is currently evaluating the potential for vapor intrusion at the Bally Site. Vapor intrusion can occur when chemicals present in contaminated soil or ground water vaporize and move upwards through the soil, potentially entering buildings, such as homes or businesses, through porous materials, foundation cracks, or utility entry points. In this way, vapor intrusion is similar to Radon, an environmental issue with which you may be familiar. Like Radon, when vapor intrusion does occur at sufficient levels, it can pose a health concern. This investigation is part of EPA's ongoing cleanup activities at the Bally Site. The cleanup is being conducted in accordance with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), also known as "Superfund".

In 2004 and 2005, AHI collected samples of vapor from beneath the concrete slab of certain portions of the Bally Brook Industrial Park. Samples taken from beneath a building can be used to determine the possibility of vapor entering that building through the foundation or other means at unacceptable levels. The initial subslab samples revealed elevated concentrations of TCE and other Site-related chemicals; however, the sample results were variable and inconsistent. Therefore, during the winter 2006, AHI collected additional subslab vapor samples and indoor

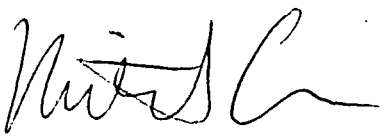
air samples from within several areas of the Bally Brook Industrial Park in order to determine whether or not there were actually vapors present in indoor areas which correlated with subslab data. The indoor air samples identified low concentrations of TCE and several other Site-related chemicals in indoor air, none of which are an immediate threat to employees working in the buildings, but which warrant further investigation.

The chemical concentrations identified in all of the indoor air samples were well below exposure limits established by OSHA*, NIOSH*, and ATSDR*, which are standards established to protect human health. However, two indoor areas had chemical concentrations which are of potential concern to EPA for long term exposure.

Therefore, AHI, under the oversight of EPA, has collected an additional round of subslab and indoor air samples during Summer 2006. These samples have been collected for comparison with the Winter 2006 samples, and to better characterize chemical vapor concentrations. When the analytical results for these samples are ready, EPA will share them with you, as the owner of the Bally Brook Industrial Park, and tenants of the Park. Based on those results, EPA will require additional action to be taken if necessary to mitigate potential vapor intrusion at the site at unacceptable levels.

Please share this information with the tenants of the Bally Brook Industrial Park. If you have questions regarding the Bally Superfund Site, or the vapor intrusion investigation, please contact me at (215) 814-3286, or cron.mitch@epa.gov.

Sincerely,



Mitch Cron, RPM

Cc: Chris Ann Gahagan, EnLibra (Sunbeam contractor)

* OSHA Occupational Safety and Health Administration
NIOSH National Institute of Occupation Safety and Health
ATSDR Agency for Toxic Substances and Disease Registry